

# Multi-Family and Mixed-Use Zoning Districts

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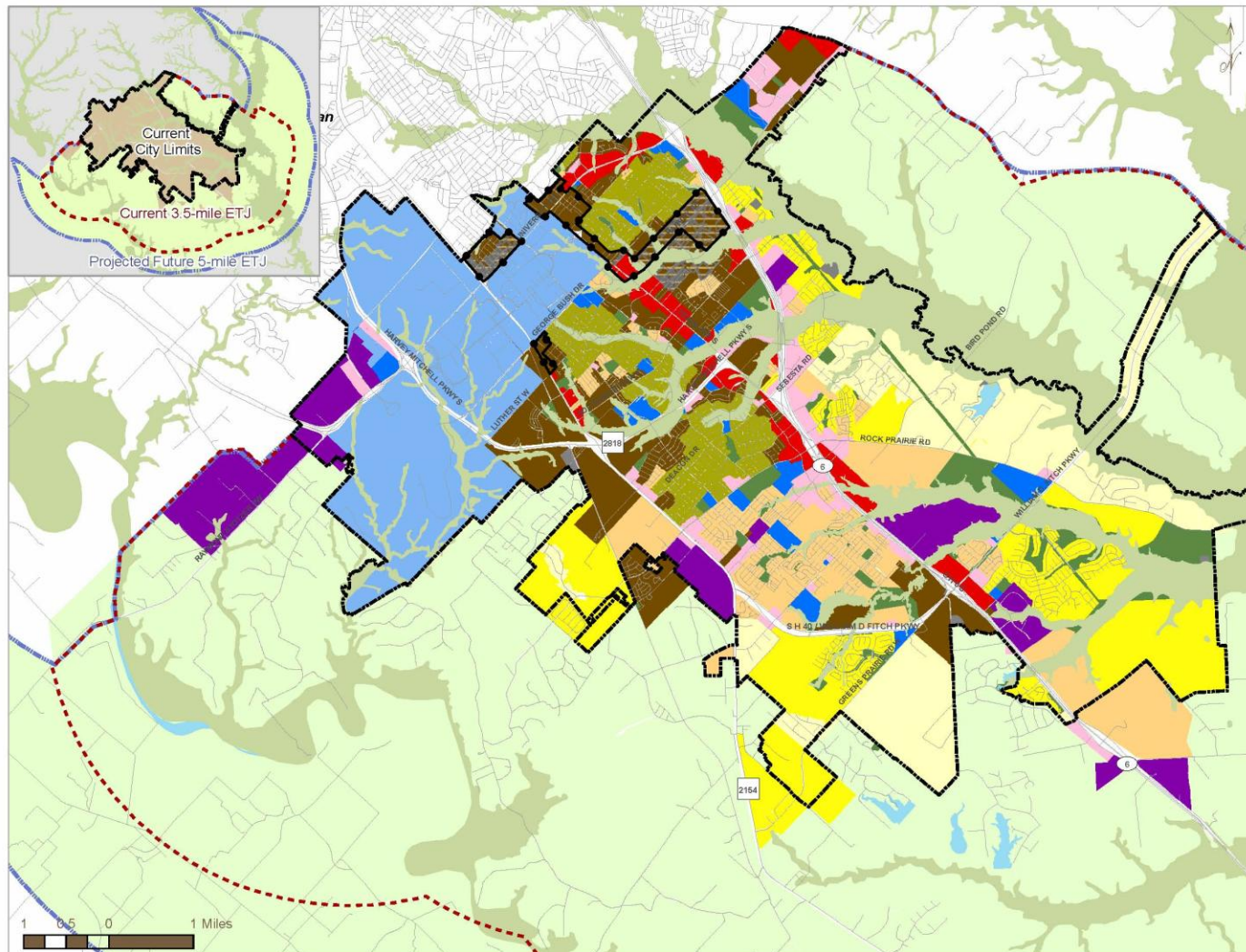
## Concept Discussion

# P&Z Sub-Committee

Mike Ashfield, Chair

Bo Miles

Brad Corrier



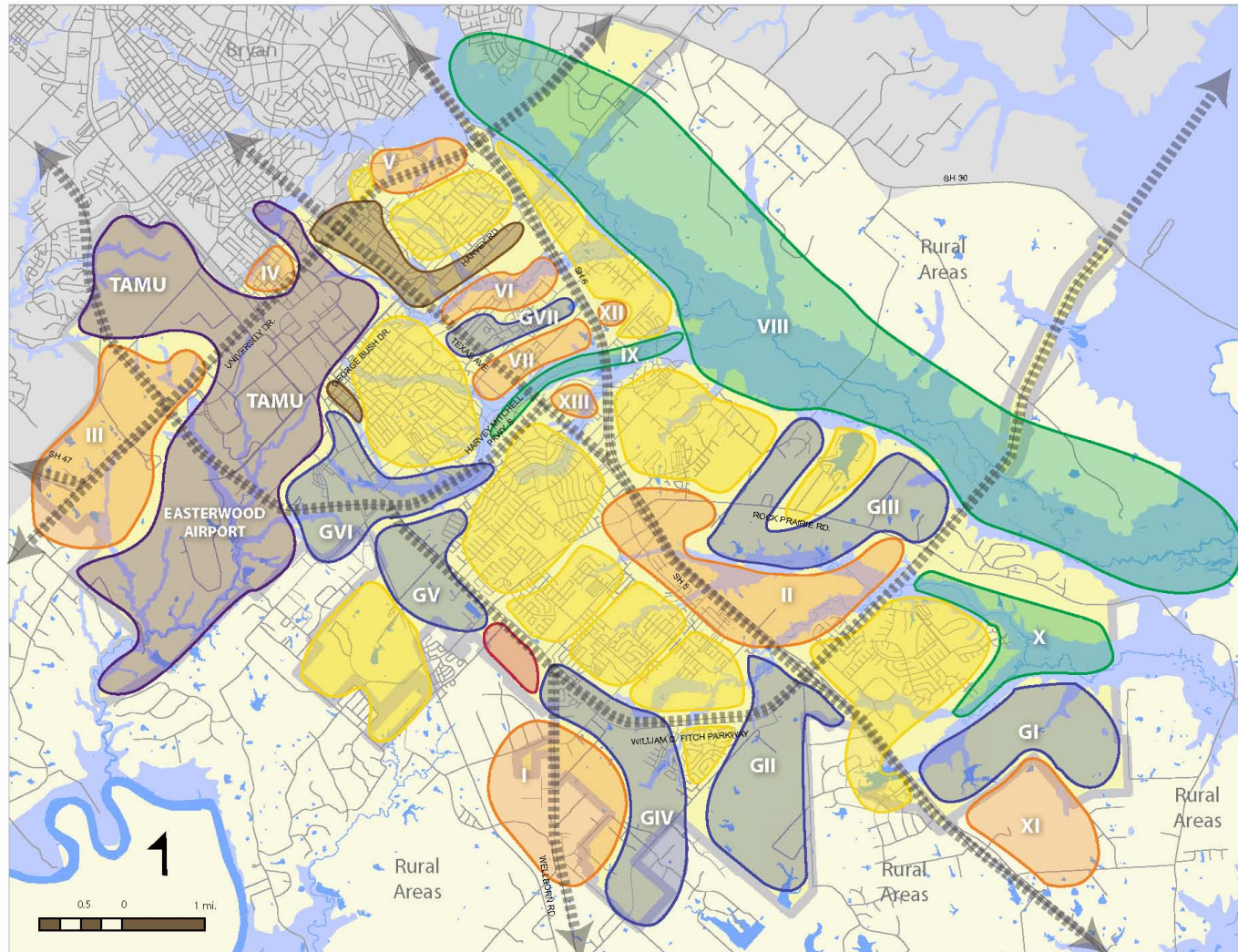
Adopted May 28, 2009

## Map 2.2 Future Land Use and Character

- Neighborhood Conservation
- Rural
- Estate
- Restricted Suburban
- General Suburban
- Urban
- Urban Mixed Use
- General Commercial
- Suburban Commercial
- Business Park
- Institutional/Public
- Texas A&M University
- Natural Areas - Protected
- Natural Areas - Reserved
- Utilities
- Redevelopment Areas
- Water
- City Limits
- ETJ - 3.5 Mile
- ETJ - 5 Mile (estimated)

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning boundaries.





Adopted May 28, 2009

## Map 2.1

### Concept Map

#### Neighborhood Plans

NEIGHBORHOODS & AREAS OF INFLUENCE

#### District Plans

WALKABLE, MIXED USE CENTERS WITH UNIQUE FOCUS

#### Corridors

IDENTITY CORRIDORS OR NATURAL CORRIDORS

#### Redevelopment Areas

REQUIRE CITY INTERVENTION

#### Rural Areas

SURROUNDING CITY, ESTATE WITHIN CITY

- Redevelopment Area
- Neighborhood Planning Area
- Growth Area  
GI - GVII
- Planning District/Corridor
  - I WELLBORN COMMUNITY AREA
  - II SPRING CREEK DISTRICT
  - III PRESIDENTIAL CORRIDOR GATEWAY DISTRICT
  - IV NORTHGATE DISTRICT
  - V HOSPITALITY CORRIDOR
  - VI WOLF PEN CREEK DISTRICT
  - VII MUNICIPAL CENTER
  - XI SPEEDWAY DISTRICT
  - XII COLLEGE STATION SCIENCE PARK
  - XIII HARVEY MITCHELL DISTRICT
- Natural Planning Corridor
  - VIII CARTER CREEK CORRIDOR
  - IX BEE CREEK CORRIDOR
  - X LICK CREEK CORRIDOR
- Business Park
- Texas A&M University
- Floodplain



KENDIG KEAST  
COLLABORATIVE



# Phased Approach

- Phase 1: Non-Residential Districts
  - adopted in September 2012
- Phase 2: Residential Districts
  - Adopted in September 2013
- Phase 3: Multi-Family & Mixed-Use Districts
- Phase 4: Growth Areas

# Multi-Family & Mixed-Use Districts

## Create:

- “UR Urban Residential”
- “UMU Urban Mixed-Use”

## Retire:

- “R-4 Multi-Family”
- “R-6 High-Density Multi-Family”

# Multi-Family & Mixed-Use Districts

- **UR Urban Residential**
  - A multi-family district with some optional mixed-use allowed, if desired.
  - Appropriate in Urban designation and Growth Areas (where stated)
  
- **UMU Urban Mixed-Use**
  - A vertical mixed-use district with both residential and commercial required.
  - Appropriate in Urban Mixed-Use designation and Redevelopment (where stated)

# UR Urban Residential

- Replaces existing R-4 and R-6
- Additional opportunities
  - Varied housing types
  - Option for mixed-use (maximum 50% non-residential within footprint)
- Primary differences to current R-4 and R-6
  - A minimum density
  - A minimum 2-story height
  - Units orient toward the street
  - Parking not allowed between structures and street.







# What Creates an “Urban” Character?

- Orientation & location of buildings
- Density
- Height
- What else?

# Orientation & location of buildings

- Units fronting along major roadways (minor arterial or below) with parking at the rear of the structures.
- No parking between building and road
- Rear or side of structures screened by wall or fence from Major Arterials (if choose not to front)

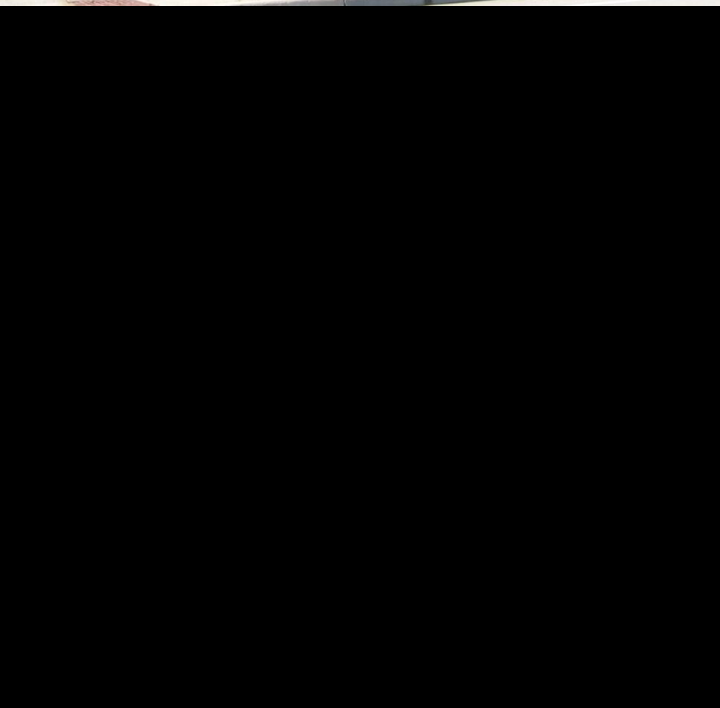






FOR LEASE  
Call [phone number]  
[phone number]

FOR  
RENT



# Orientation & location of buildings

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# Density

- How density is determined - by units or bedrooms?
- Minimum density required because allowing mix of housing types
- Minimum Density - in the range of 8-12 du/acre.

8 is the maximum in the General Suburban district and 12 is around the average density of projects (13- 15).

# Height

- **Maximum:** No maximum height
- **Minimum:** Minimum height of 2 stories
  - Exception for accessory structure and ADA accessible dwelling units
  - Potential exception for age-restricted projects? How?

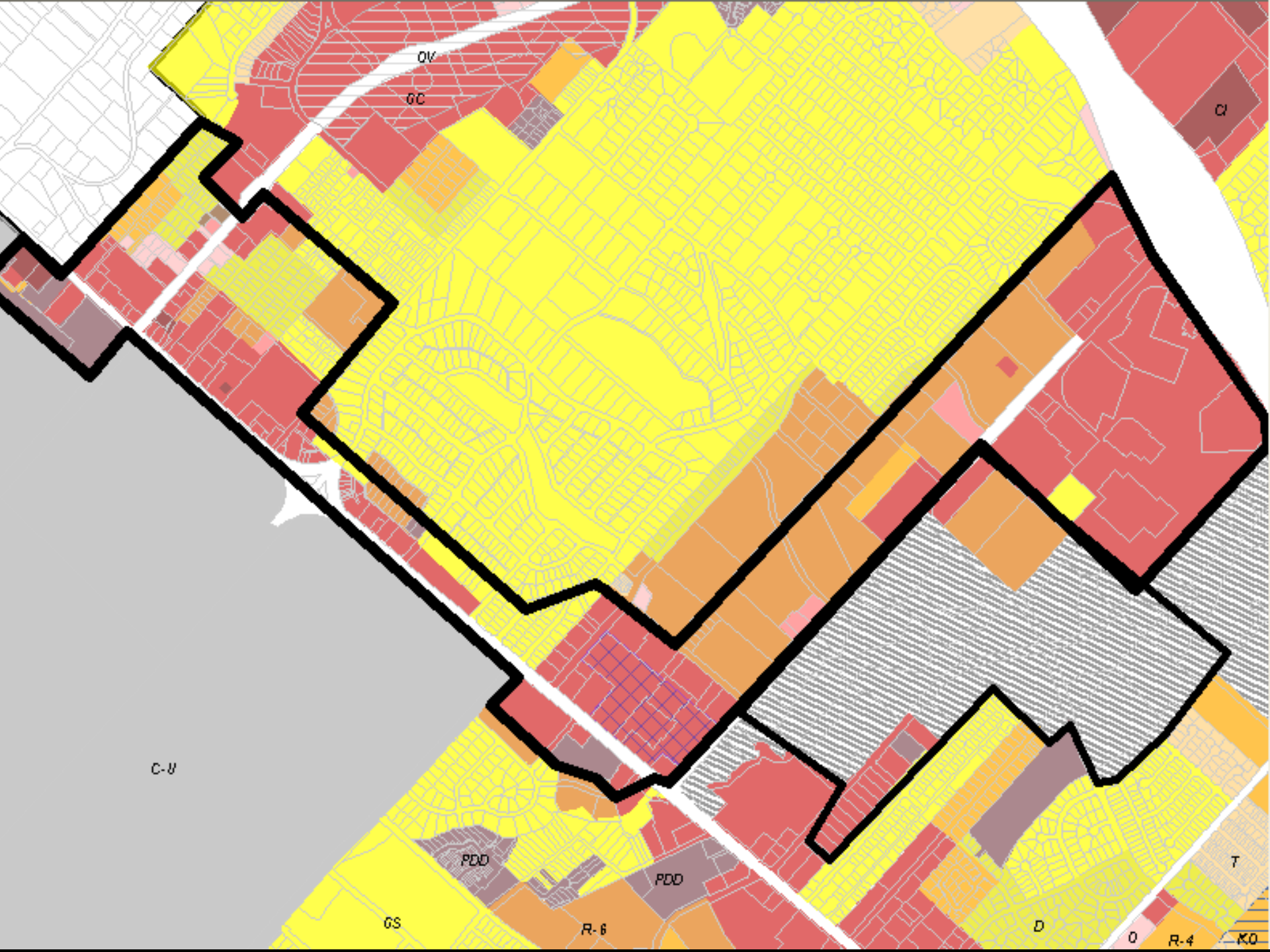
# Other Standards

- **Parking:** reduction for non-residential uses
- **Buffering:** No buffering within the development
- **Signs:** Standard multi-family signage permitted.  
Non-residential use signage similar to WPC

# UMU Urban Mixed-Use

- New opportunity
- Allows for vertical mixed use development for multi-family housing close to the University, while preserving commercial opportunities along the City's major corridors





# Mixed-Use Discussion Points

- The Mix of Uses
- Site Design
  - Sidewalks
  - Parking
  - Landscape / Streetscape
- Building Location & Placement
  - Floor-to-Area Ratio
  - Building Setback
- Building Design
- Signs

# The Mix of Uses

- **Commercial component:** Ground floor 100% non-residential uses along major corridors, such as Texas Avenue, Harvey Road, University Drive
- **Residential component:** At least 30% of the total floor area of each development

# Site Design

- **Sidewalks:**
  - 10-foot Public sidewalks along all roadways
  - Private sidewalks within
- **Parking:**
  - Residential- 1 space per bedroom
  - Non-Residential - 1 space per 250 gross s.f. regardless of use
  - Should be located interior to the block.
  - A single row of parking permitted at front of building
  - Interior parking islands are not required
- **Landscape / Streetscape apply**
- **Buffer Requirements do not apply regardless of adjacent use**

# Building Location & Placement

- **Floor-to-Area Ratio**

- Ground floor of structures a minimum of 25% of the lot area
- FAR minimum of 1

- **Building Setback**

- Within 15 feet of property lines

# Building Design

## Building Design (in lieu of NRA):

- Minimum floor-to-ceiling height
- Public entrances on all facades facing right-of-way
- Transparency requirements
- Materials - brick, natural stone, stucco (accents only)
- Recessed entries or canopies provided over entries
- All buildings oriented toward roadways
- The roof line of structures and the setback of structures shall vary



CVS/pharmacy



University

STOP

NO  
LEFT  
TURN





# Signs

- Attached signs
- Projection signs
- Hanging signs under permanent awnings
- Free-standing and monument signs not permitted

# Next Steps

- One week comment period on concepts
- P&Z Sub-committee
- Code development
- Public comment period on code
- Public hearings